

2111 Edgewood Ave. • Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456



ARCHITECTURE • PLANNING • INTERIOR DESIGN

December 9, 2008

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Justification Statement for the SWC of Tenaya & Azure

Ladies and Gentlemen:

GK³ Architecture, on behalf of MFE Inc., is requesting the review and approval of a site development plan review for the South West corner of Tenaya and Azure. The site design includes a 6 pump Gas Station with a 3,600 SF convenience store and an adjacent 1,300 SF retail lease space. Special use permits for the project have been previously approved, and an extension of time was approved on March 2008, EOT-26433.

The site design has been modified from the originally approved plans with the addition of the adjacent lease space and the reduction of gas pumps from 8 to 6. The parking has also been re-designed accordingly.

We respectfully ask for a landscape waiver at the West property line. As currently designed the landscape buffer at this location will be provided by the neighboring parcel. We feel this is justifiable as this is an interior property line between 2 commercial properties. We also respectfully ask for a waiver for the landscape islands required between every six parking spaces. We propose the parking in front of the building to be all hard-scape facing the Plaza and we have eight parking spaces to the South with landscape on either side. This design is consistent with previously approved site designs. All other required landscaping is provided.

We believe the revisions to the site plan still conform with the development pattern in the surrounding area and this is still an appropriate use for the site. The benefits for the project are to support the goals of the Town Center by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this project will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely

Gemie M. Knisely, RA



gk³

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USA 3856 Badgerbrook St., Las Vegas, NV 89129 Tel. 702.932-0455 Fax 702.932.0456
EMAIL kevin@gk3architecture.com • gemie@gk3architecture

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